

FEBRUARY 23, 2017

TUCSON/PIMA COUNTY HISTORIC REVIEW COMMITTEE
DESIGN REVIEW COMMITTEE

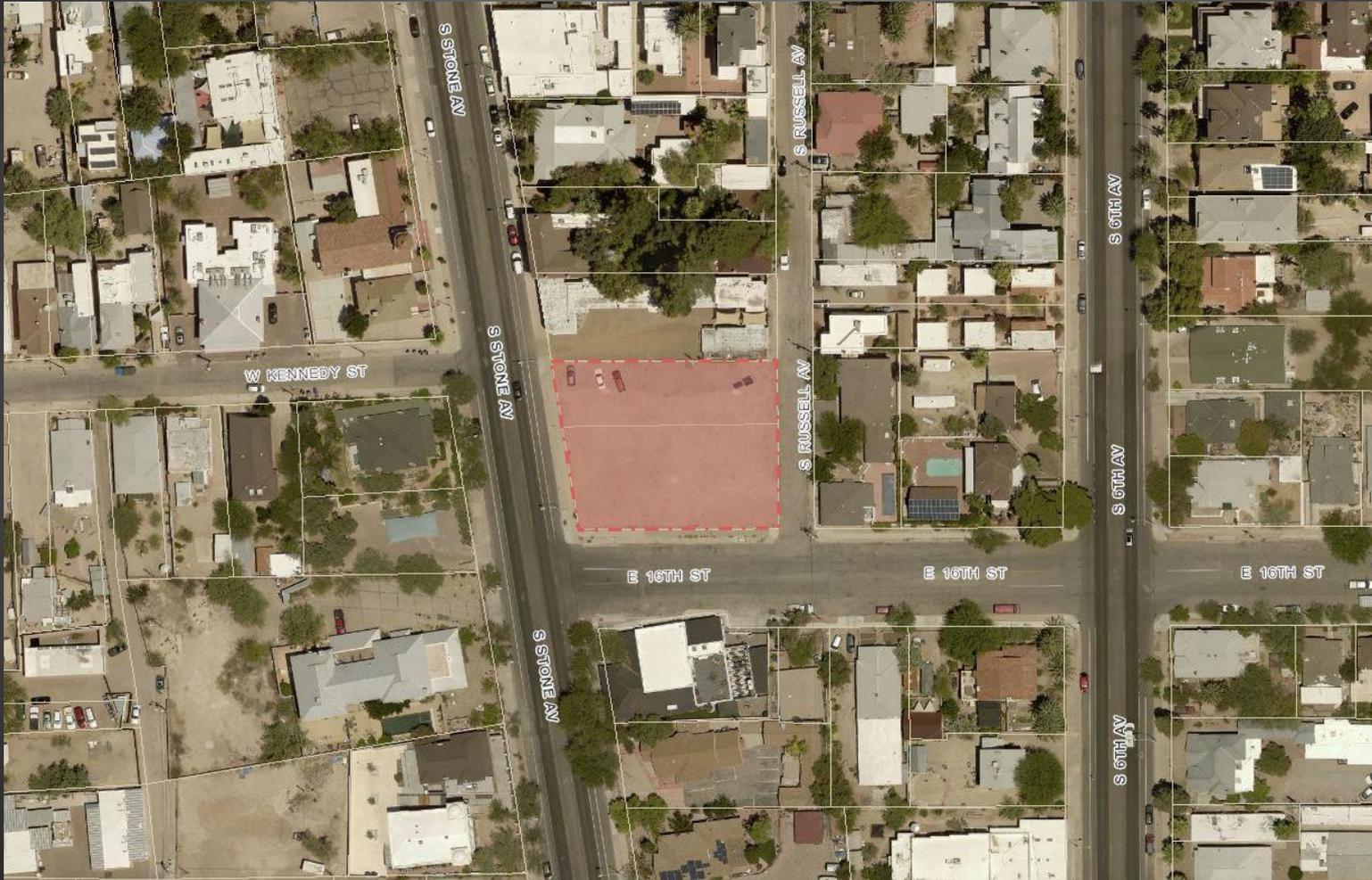
CYPRESS CIVIL DEVELOPMENT
REPP + MCLAIN

DOWNTOWN CLIFTON

PRESENTATION OUTLINE

- ① Project Overview
 - Location
- ① Infill Incentive District
 - IID & GIIS
 - Requested Modifications
 - Proposed Site Layout
 - Design/Development Package Process
- ① Architectural Precedence
- ① Site Renderings/Elevations
- ① Question & Answer

PROJECT OVERVIEW



PROJECT OVERVIEW

◎ Goals:

- Expand existing Downtown Clifton Hotel operation to 29 units;
- Provide architectural elements congruent with existing hotel, as well as with the Armory Park & Barrio Libre Historic Neighborhoods; and,
- Offer patrons the opportunity to experience historic downtown Tucson living on a short term basis.

INFILL INCENTIVE DISTRICT

◎ INFILL INCENTIVE DISTRICT (IID)

- An optional overlay zone that allows certain development regulations to be modified in exchange for creating/designing a pedestrian and transit-oriented development.

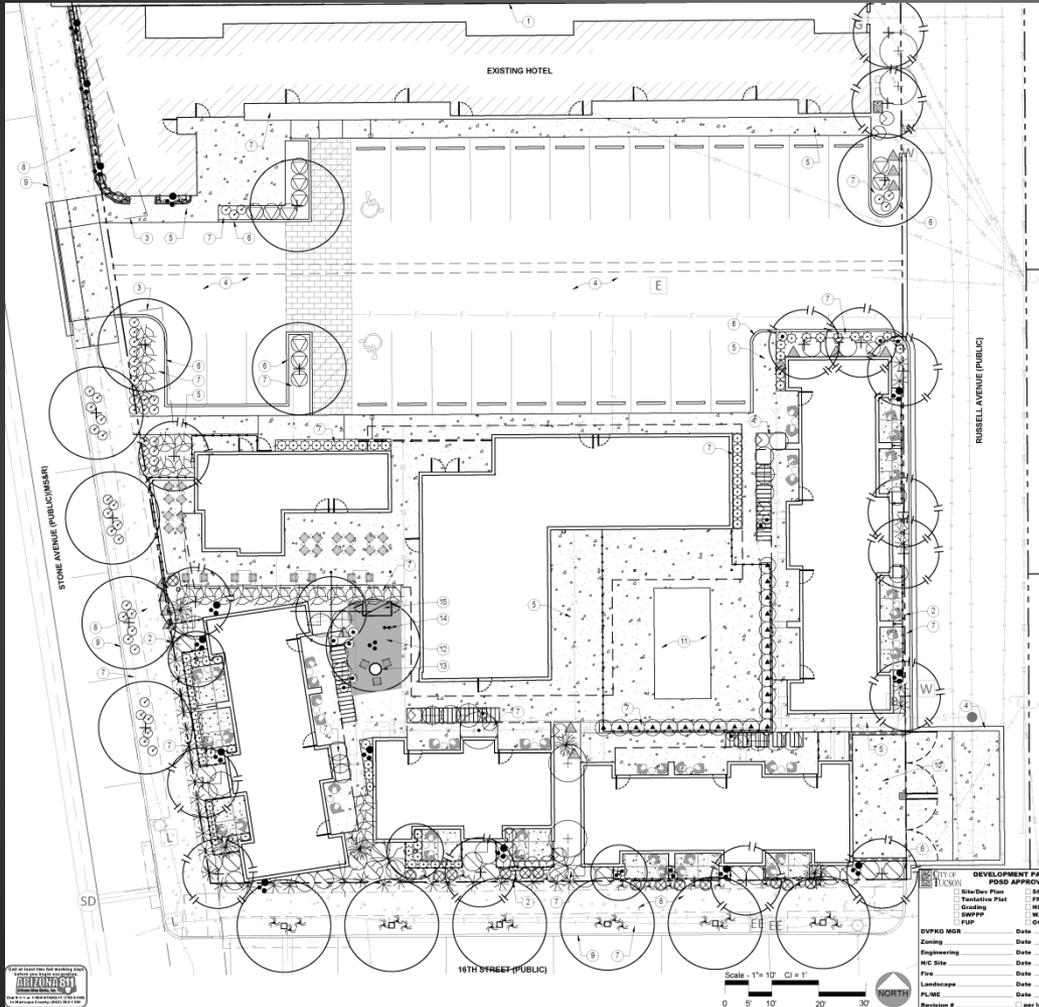
◎ GREATER INFILL INCENTIVE SUBDISTRICT (GIIS)

- Development is intended to take advantage of the close proximity to the Downtown Core and other Incentive zones by promoting medium-density, transit-oriented, infill development.
- Development incentives for this zone include allowable modifications and reductions of certain development code standards; up to 25% of the underlying zoning dimensional requirement.

INFILL INCENTIVE DISTRICT

- ◎ Allowable modifications:
 - Building height
 - Street perimeter yards
 - Bicycle & Vehicle parking
 - Off-street loading
 - Solid waste collection
 - Landscaping & Screening
 - Pedestrian Access
 - *Curb Radii Connection
 - *MS&R Setback Relief
 - *Alternative Parking Surface

PROJECT OVERVIEW



LANDSCAPE BORDER REQUIREMENTS Sec. 7.6.4.C

North
no landscape border required

East (Russell Avenue)
no landscape border required per id

South (16th Street)
downtown street border @ 145'
trees required 5
trees provided 5

West (Stone Avenue)
downtown street border @ 173'
trees required 5
trees provided 5

PARKING TREE REQUIREMENTS Sec. 7.6.4.B

Parking spaces provided 26
Trees required 7
Trees provided 7

LANDSCAPE KEY NOTES

- Property line
- Right of way line
- Sight visibility triangle
- Pavement - refer to civil
- Concrete sidewalk - refer to civil
- Concrete curb - refer to civil
- Decorative rock
- Existing sidewalk
- Existing curb
- Trash enclosures - refer to civil
- Swimming pool - by others
- Stabilized dg patio
- Steel ring fire pit
- Bicycle rack - refer to civil
- Bicycle locker - refer to civil

HARDSCAPE/ GROUND COVER MATERIALS LEGEND

- Furnish and install all material per plans, details, and specs.
- Concrete plaza and sidewalks
concrete sidewalk - 4" over 6" ab, refer to specifications
- Decorative rock
1/2" screened rock - 2" depth - pioneer materials
- santa fe brown
- Decorative rock patio
1/4" mesh stabilized - 2" depth - pioneer materials - santa fe gold
- Steel ring fire pit
3/8" steel ring x 24" depth set in grade 2"
- Site furnishings
site furniture and amenities per architect.
- Fence
refer to architect

LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance. Landscape Architect to hand select and buy all trees for project.

Trees	Size	Qty
Jacaranda mimosifolia jacaranda	24" box	1
Prosopis glandulosa 'thornless' thornless texas honey mesquite	36" box	6
Ficus x 'Red Puh' red puh pistache	36" box	8
Casualpa mexicana mexican bird of paradise	24" box	3
Sophora secundiflora texas mountain laurel	24" box	1
Acacia villardiana palo blanco	15 gallon	15

Shrubs / Succulents	Size	Qty
Bauhinia lunaroides 'White' china banyan orchid shrub	5 gallon	1
Dodonaea viscosa hop seed	5 gallon	4
Salvia clevelandii cleveland sage	5 gallon	6
Ruellia brittoniana mexican burro weed	5 gallon	10
Jurkula californica chiparosa	5 gallon	6
Viguiera parshii (Deltoidea) goldeneye	5 gallon	23
Pedicularis macrocarpus slipper plant	5 gallon	11
Hesperaloe nocturna night blooming hesperaloe	5 gallon	21
Boottia gracilis blue grama	1 gallon	52
Calliandra hybrid hybrid fairy duster	5 gallon	11
Fouquieria splendens ocotillo - seed grown natural form	16" box	3
Yucca schottii mountain yucca	24" box	2
Euphorbia antisyriatica candelilla	head min	15
Hesperaloe parviflora orewegia yucca	5 gallon	14
Asclepias subulata desert milkweed	5 gallon	6
Aloe sp. aloe	5 gallon	66
Hesperaloe funifera giant hesperaloe	5 gallon	23
Yucca rupicola travert leaf yucca	5 gallon	52
Pachycereus marginatus mexican fence post	5 gallon	18
Lophoceros schottii islem jock cactus	5 gallon	14
Ground Covers / Vines	Size	Qty
Berlandiera lyrata chocolate flower	1 gallon	16

NO. DATE REVISION DESCRIPTION	BY	OWNER/DEVELOPER URBAN OASIS LLC P.O. BOX 43025 TUCSON, ARIZONA 85733 ATTN: PHIL LUPMANN PH: (520) 609-6093 EMAIL: phil@urban.com
		
A PORTION OF LOTS 7 AND 18 AND ALL OF LOT 13 OF BLOCK 138 CITY OF TUCSON, RECORDED IN BOOK 10 OF MAPS AND PLATS AT PG. 20, LOCATED IN THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 13, T. 14 S., R. 13 E., S. & E. & M., CITY OF TUCSON, PIMA COUNTY, ARIZONA		DEVELOPMENT PACKAGE for DOWNTOWN CLIFTON EXPANSION landscape plan

DD: [initials]
8 of 11

INFILL INCENTIVE DISTRICT

- ◎ Process (Minor Design Review)
 - Pre-application conference w/ City Staff
 - Host a Neighborhood Meeting (300 foot notification radius, Neighborhood Associations within 1 mile)
 - Submit Design Package to City Staff
 - ★ Tucson/Pima County Historical Commission
Review & Recommendation
 - Planning & Development Services Director –
Review findings and issues DECISION

ARCHITECTURAL PRECEDENCE



ARCHITECTURAL PRECEDENCE



ARCHITECTURAL PRECEDENCE



SITE RENDERINGS



SITE RENDERINGS



SITE RENDERINGS



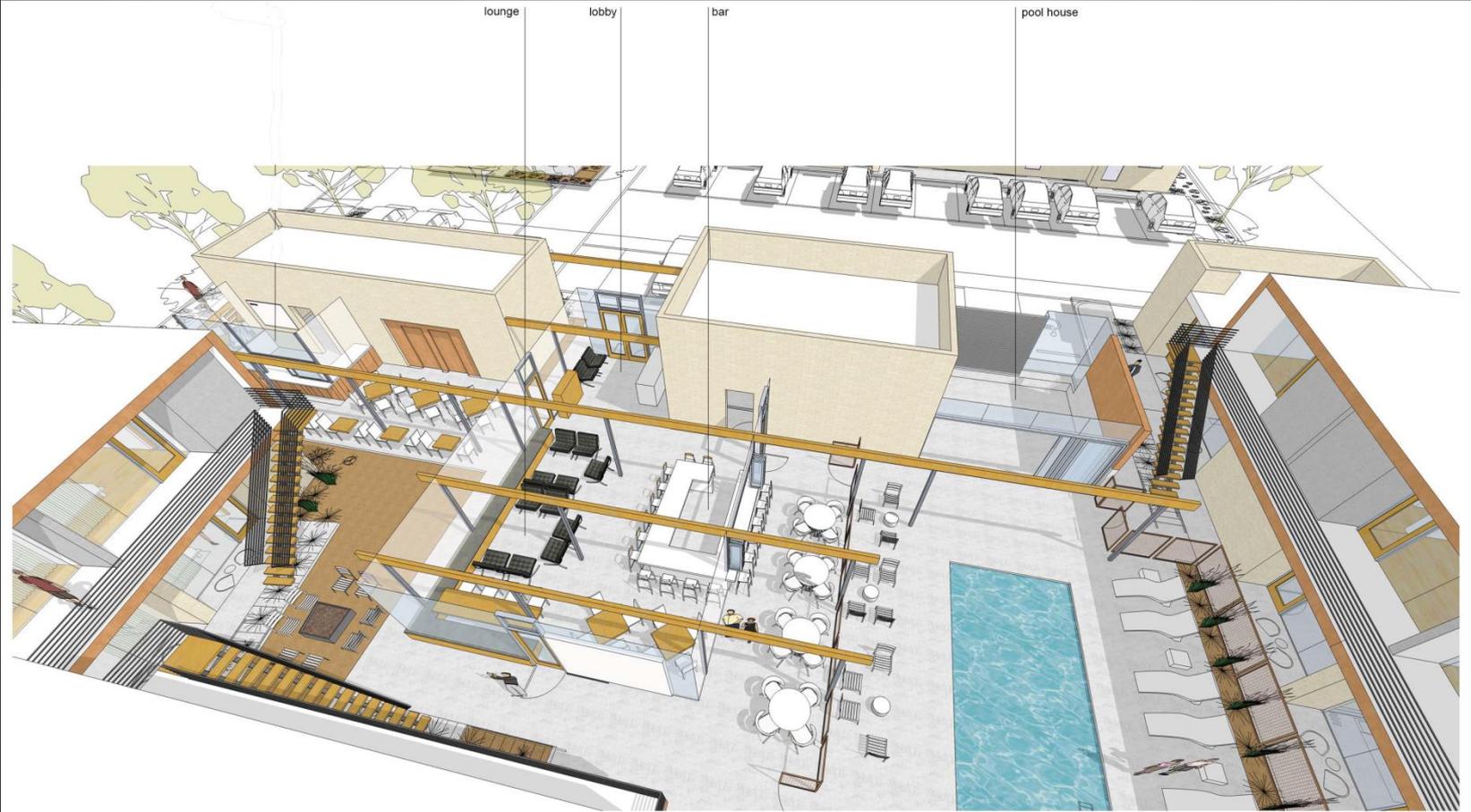
SITE RENDERINGS



SITE RENDERINGS



SITE RENDERINGS



QUESTIONS & ANSWERS

- ◎ Questions?
- ◎ Contact information:
 - Matt Stuart – Cypress Civil Development
mstuart@cypresscivil.com